

CITY OF MANCHESTER
BOARD OF MAYOR AND ALDERMEN
December 5th, 2023 @ 5:30 P.M.
WORK SESSION
AGENDA
City Hall - Board Room

1. CALL TO ORDER:

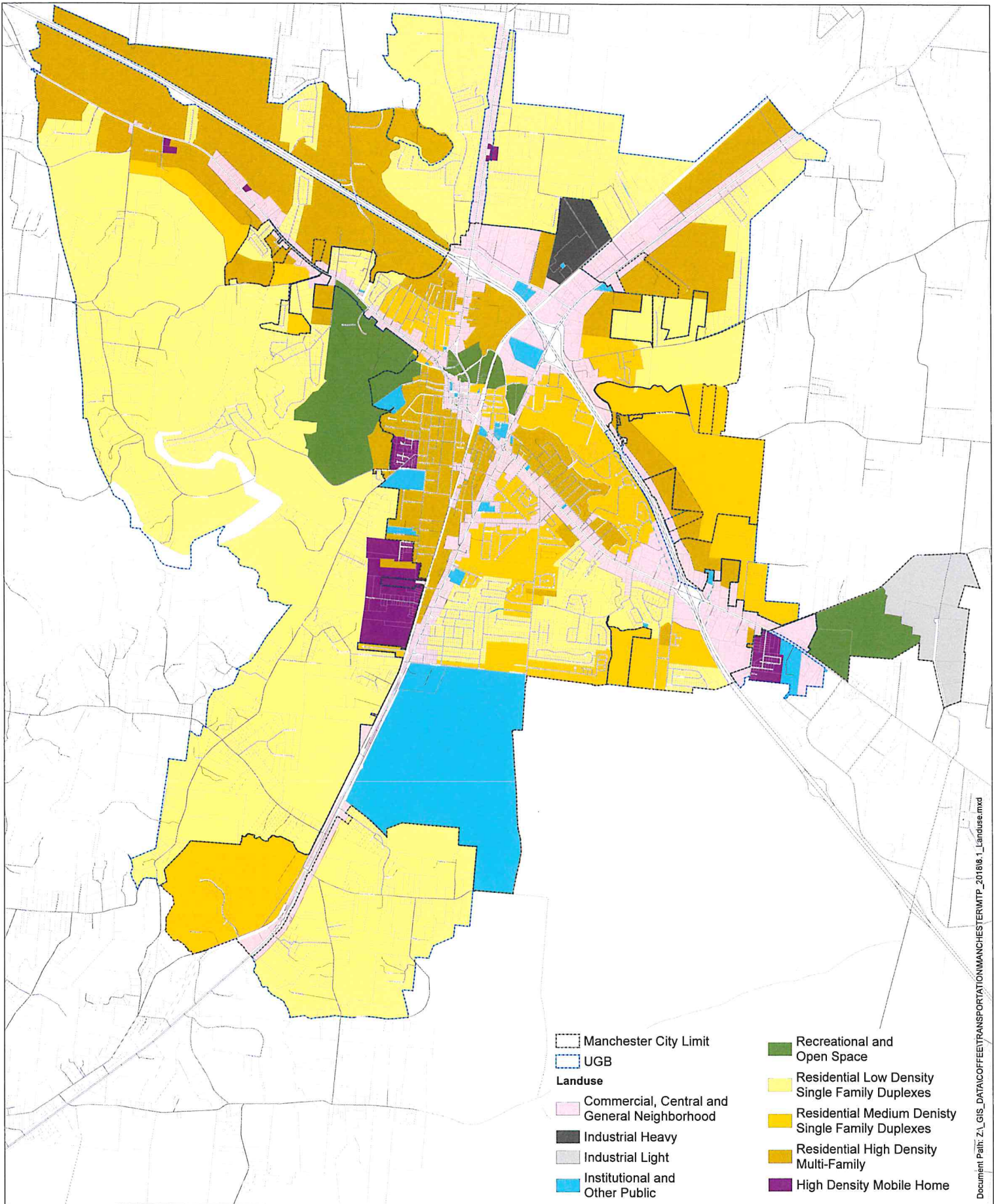
2. CITIZEN COMMENTS:

3. DISCUSSION OF 2022 LAND USE PLAN:

4. NEW BUSINESS:

5. OLD BUSINESS:

6. ADJOURNMENT:



Document Path: Z:\GIS_DATA\COFFEE\TRANSPORTATION\MANCHESTER\MTP_2018\8.1_Landuse.mxd

Approval herein certifies that this map represents the official land use map of the City of Manchester, TN.

LAND USE PLAN MANCHESTER, TN October 4, 2022

Planning Commission Chairman	Date Approved
Planning Commission Secretary	Date Approved



ST. JOHN ENGINEERING, LLC
MANCHESTER, TN 37355
Created: 10/21/2022 By: K.Pruitt
8.1_Landuse.mxd

PUBLIC MEETING

Proposed Land Use Plan(2022 Revision)

Meeting goal: review work done by a subcommittee of the Manchester Planning Commission to ensure public understanding and solicit input.

Appointed Members of the committee: Mark Williams, Ward Johnson, Bill Nickels, Katy Riddle, Leif Swanson, Alan Howard (Staff: Brittany Fiske, Scot St. John)

Bi-weekly meetings were held May through September, often attended by local newspaper representatives and general public.

- Mission statement for Land Use Plan Subcommittee
 - Update the existing land use plan and make it a living document to capture past changes and define a future vision including beyond the current city limits
 - Review existing zoning ordinances to ensure relevancy

Why?

- Tennessee Code Annotated Title 13 Chapter 4 Part 2 (13-4-201) states “it is the function and duty of the commission to make and adopt an official general plan for the physical development of the municipality, including any area outside of its boundaries which, in the commission’s judgment, bears relation to the planning of the municipality.”
- The general plan for the development of the municipality is comprised of parts that include the Land Use Plan, the Major Thoroughfare Plan, the Zoning Plan and Map, and other relevant plans as determined by the Planning Commission.
- Per TCA Title 13 Chapter 4 Part 2 (13-4-202) states that the Planning Commission may adopt the plan as a whole or in parts. Once the Planning Commission has adopted the plan, the legislative body of the municipality must adopt it.
- Per TCA 13-4-203, General Purposes of the Plan, states that “the plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality.”

What is the Land Use Plan?

- The Land Use Plan is a vision for the future of the municipality.
- The Plan is to identify areas suitable for development considering utilities, public and private services, transportation methods, and other facilities. The Plan is to identify suitable spaces for parks, public buildings, and other public services.
- Serves as guidance for the Planning Commission and all other city departments. It gives direction on future rezonings, annexations, transportation projects, pedestrian ways, public spaces, and replanning of blighted districts.
- Vision for the greater good of Manchester by the citizens of Manchester

What it is not?

- **It is not a zoning map. It does not rezone specific areas nor does it limit the uses of existing zoned properties.**
- Not “Set in stone” or binding
- Not the Growth Plan
- Is not defined to the individual parcel level

Previous Land Use Plans

- 1990 Land Use Plan (adopted in 1970)
 - The population in 1970 was listed as 6,295 for City of Manchester
 - The 1990 LUP predicted a population of 14,000 in 1990.
 - The 2022 population is around 12,000.
- The transportation network indicated on the 1990 LUP is very similar to what the City has today.
- The 1990 LUP indicated much Low and Medium density residential area and a small amount of high-density residential area. The 2015 LUP and the proposed 2022 LUP show an increase in the medium and high density residential areas.
- The industrial areas indicated on the 1990 LUP are very similar to the industrial areas present today with the exception of the new Manchester Industrial Park.

Revision Points

- The 2022 revision to the LUP reviewed previous land use plan versions including:
 - 1990 Land Use Plan (prepared in 1970)- initial adopted plan
 - 2015 Land Use Plan
- The subcommittee reviewed a number of recent rezonings by BOMA to High Density that differed from the current Land Use Plan. The subcommittee reviewed and increased the land use areas of High Density Residential in response to the BOMA actions.
- The subcommittee reviewed the recent annexations/rezonings on the Highway 41 North corridor and made revisions accordingly.
- The subcommittee considered the Urban Growth Boundary area and revised the plan to recommend land uses in the UGB to guide the PC and BOMA in future requests. The land uses shown in the county areas of the UGB are not binding since Coffee County is not being asked to approve.
- The subcommittee reviewed and included in the Plan the proposed areas for mobile home-high-density residential (corresponding to the new R-5 district).
- The subcommittee updated commercial and industrial land use areas including along the I-24 and State highway corridors.
- The subcommittee reviewed and established land use classifications in the Bonnaroo property area since the previous plan did not address this recently annexed area.
- Stepped land use classifications along Highway 41 North corridor were incorporated.
- The Plan updated the City and County owned institutional parcels.
- The Plan was updated to reflect recent annexations and rezonings.

MANCHESTER PLANNING COMMISSION
SUBCOMMITTEE ON THE LAND USE PLAN UPDATE
Subcommittee Meeting Minutes

Subcommittee appointed members:

Alan Howard
Ward Johnson
Mark Williams
Katie Riddle
Leif Swanson
Bill Nickels

Staff members:

Brittany Fiske
Scot St. John

5/31/22 12:00- 1st meeting:

Staff provided an overview of the previous Land Use Plan and current Land Use Plan. Reviewed numerous planning documents for City of Manchester- zoning map, land use distribution map, major thoroughfare plan, transportation plan capital projects for roadways, transportation plan capital projects for pedestrians. Copies of these planning documents were provided to members for use through the entire subcommittee meetings. Discussed Shelbyville and Tullahoma current comprehensive development plan process and direction. Discussed goals of subcommittee- review/revise zoning classifications, update the Land Use Plan.

6/14/22 12:00- 2nd meeting:

Focused on zoning classifications. Reviewed zoning classifications from surrounding cities (Tullahoma, Shelbyville, Murfreesboro, Smyrna). Discussed zoning options for duplexes, multi-family (apartments, townhouses), mobile homes.

6/28/22 12:00- 3rd meeting:

Focused on zoning classifications. Reviewed zoning map and current land use plan. Roughed out draft revisions to the zoning classifications. Staff provided a rough draft of a revised Land Use Plan for members to continue to review and discuss at upcoming meeting.

7/12/22 12:00 – 4th meeting:

Finalized zoning classification recommendations and recommended sending to July 18 Planning Commission for review. Subcommittee voted in favor of zoning classifications revisions with positive recommendation to the Planning Commission.

Began discussions on a first draft of an updated Land Use Plan.

7/26/22 12:00 – 5th meeting:

Continued review of the draft updated Land Use Plan.
Outlined recommended revisions to the draft Land Use Plan.

8/9/22 12:00- 6th meeting:

Reviewed current sanitary sewer system map and water system map.
Discussed sewer extensions/city growth patterns.
Continued review of updated Land Use Plan with recommended changes.

8/23/22 12:00 – 7th meeting:

Final review and revisions to the updated Land Use Plan were discussed.
Subcommittee voted in favor of the updated Land Use Plan and sending it to the September Planning Commission meeting for review/approval.
Discussed that the City Board of Mayor and Aldermen would need to review/approve. BOMA should hold a public meeting/input session on the updated plan prior to approval.

9/19/22 5:30pm- Planning Commission meeting:

The Planning Commission approved the updated Land Use Plan and voted to send to the BOMA for approval and to hold a public meeting on it.